

St. Louis City Ordinance 63299

FLOOR SUBSTITUTE

BOARD BILL NO. [94] 201

INTRODUCED BY ALDERMAN DANIEL J. MCGUIRE

An Ordinance amending Section 26.80.070 of Section Twenty One of Ordinance 59979, which is codified as Section 26.80.070 of the Revised Code of the City of St. Louis, clarifying the procedures required to amend a Community Unit Plan; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE: Section 26.80.070 of Section Twenty One of Ordinance 59979, approved July 30, 1986, which is codified as Section 26.80.070 of the Revised Code of the City of St. Louis, 1980, Annotated, is hereby repealed, and hereby enacted in lieu thereof is a new Section 26.80.070 which shall read as follows in Section Two.

SECTION TWO: 26.80.070 Community Unit Plan (CUP)

1. The owner or owners of any tract or tracts of contiguous land comprising an area of not less than fifteen (15) acres, including streets and alleys except boundary streets, may submit a plan for the use and development of all of such tract or tracts of land to the Community Development Commission.
2. A one hundred dollar (\$100.00) filing fee shall be required at the time such a plan is submitted to the Community Development Commission.
3. Upon receipt of a plan by the Community Development Commission, it shall review said plan and make a report of its findings and recommendations, in writing to the Board of Aldermen. The Community Development Commission in making its report to the Board of Aldermen shall set forth its reasons for approval or disapproval of the plan and specific evidence and facts as to whether or not the proposed community unit plan meets the following conditions:
 - A. That the values of buildings and the character of the property adjacent to the area included in said plan will not be adversely affected;
 - B. That said is consistent with the intent and purposes of the zoning code to promote public health, safety, morals and general welfare;

C. That the average lot area per family contained in the site exclusive of the area occupied by street, shall not be less than the lot area per family required for the district in which the development is located.

4. Upon the receipt of the community unit plan in the Board of Aldermen or the expiration of forty-five (45) days from the date of the submission of the plan to the Community Development Commission, a proposed ordinance may be introduced in the Board of Aldermen. When such proposed ordinance is introduced in the Board of Aldermen, the Committee to which it is properly referred for consideration shall hold a public hearing and publish notice thereof in accordance with the procedure for rezoning as set out in Section 26.92.040 of the Code. If the Board of Aldermen approves the ordinance for the community unit plan, building permits and certificates of occupancy may be issued therefor, even though the use of land, height and location of structures, including yards and open spaces, does not conform in all respects to the zoning district regulations.

5. Any proposed change in any community unit plan consisting of a change in boundary or change in use shall be submitted for approval as an amendment to the Community Unit Plan in the same manner as provided in Subsections 3 and 4 above.

6. Any other proposed change shall be submitted for approval as an amendment to the Community Unit Plan in the same manner as provided for the granting of conditional use permits in accordance with the procedure set out in Section 26.80.010 of the Code.

7. At the time any amendment to a community unit plan is submitted a filing fee of twenty dollars (\$20.00) shall be required.

SECTION THREE: The passage of this Ordinance being deemed necessary for the immediate preservation of the public peace, health and safety, it is hereby declared to be an emergency Ordinance as provided for by Article IV, Section 20 of the Charter of the City of St. Louis and shall be effective immediately upon approval by the Mayor.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND

09/16/94	09/16/94	HUDZ	10/26/94	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
10/28/94			11/04/94	11/04/94
ORDINANCE	VETOED		VETO OVR	
63299				

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